



Address: [4516 CINNAMON HILL DR](#)
City: FORT WORTH
Georeference: 6270-7-3
Subdivision: CANDLERIDGE ADDITION
Neighborhood Code: 4S120D

Latitude: 32.6466905386
Longitude: -97.3910800843
TAD Map: 2030-356
MAPSCO: TAR-103B



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: CANDLERIDGE ADDITION
Block 7 Lot 3

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 1976

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 00411043

Site Name: CANDLERIDGE ADDITION-7-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,665

Percent Complete: 100%

Land Sqft^{*}: 9,375

Land Acres^{*}: 0.2152

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

BEN & JERRY'S PROPERTIES LLC

Primary Owner Address:

8282 MOBERLY LN
DALLAS, TX 75227

Deed Date: 11/1/2023

Deed Volume:

Deed Page:

Instrument: [D223198856](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLFULL PROPERTIES LLC	10/30/2023	D223195949		
BUYERS AMY ELIZABETH;HARWOOD BENJAMIN DUNCAN	5/18/2020	D220119241		
HARWOOD BENJAMIN DUNCAN	4/19/2018	D218083682		
OPENDOOR PROPERTY W7 LLC	10/23/2017	D217247035		
WRIGHT EMILY A	11/1/2014	M214012268		
AGEE EMILY	12/18/2013	D213320417	0000000	0000000
CORNELIUS B S;CORNELIUS WILLIAM	7/14/2008	D208278049	0000000	0000000
SUDDERTH STEPHANIE	9/28/2001	00151680000387	0015168	0000387
TYER HALLIE R;TYER ROBERT S	3/27/1997	00127210000504	0012721	0000504
HUTCHINSON ARTHUR FRANCIS	12/31/1900	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$171,450	\$45,000	\$216,450	\$216,450
2024	\$205,000	\$45,000	\$250,000	\$250,000
2023	\$289,026	\$45,000	\$334,026	\$282,329
2022	\$265,959	\$45,000	\$310,959	\$256,663
2021	\$188,330	\$45,000	\$233,330	\$233,330
2020	\$188,330	\$45,000	\$233,330	\$233,330

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

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Tarrant Appraisal District Property Information | PDF

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.